

IN RE: PETITION FOR VARIANCE
N/S of Glenberry Court, 1592' W +/-
centerline of Old York Road
10th Election District
3rd Councilmanic District
(8 Glenberry Court)

Dr. Sarkis & Mrs. Susan Aghazarian
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-364-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Dr. Sarkis and Mrs. Susan Aghazarian. The Petitioners are requesting a variance for property they own at 8 Glenberry Court, located in the Phoenix area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations, to permit a height of 33 ft. for an accessory structure (bath house and garage) in lieu of the required 15 ft. and to amend the previously approved plan in Case No. 93-203-A.

Appearing at the hearing on behalf of the request were Dr. and Mrs. Sarkis Aghazarian and Paul Lee, the professional engineer who prepared the site plan of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 5.144 acres, more or less, split-zoned R.C.2 and R.C.4. The subject property is improved with an existing two-story, single-family residential dwelling and accessory swimming pool and tennis court. The Petitioners are desirous of constructing a combination garage and bath house behind the swimming pool area. Because of the steep grades in that area of the property, the Petitioners are forced to construct the building where it will be two stories on the rear side and one story on the front side. As a result of the variation in the grade of the

ORDERED FOR THE ZONING

Date 5/22/02

By R. G. [Signature]

property, the height of the structure is measured at 33 ft., thereby exceeding the height which is permitted by the Zoning Regulations. In order to proceed with this project the variance is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

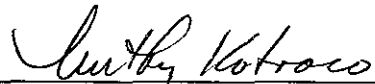
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioner's variance request should be granted.

RECEIVED
FILED
MAY 12 1974
CLERK OF COURT
J. R. JAMESON

THEREFORE, IT IS ORDERED this 22nd day of May, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.3 of the Baltimore County Zoning Regulations, to permit a height of 33 ft. +/- for an accessory structure (bath house and garage) in lieu of the required 15 ft. and to amend the previously approved plan in Case No. 93-203-A, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED MAY 22 2002
DATE 5/22/02
BY [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 22, 2002

Dr. & Mrs. Sarkis Aghazarian
8 Glenberry Court
Phoenix, Maryland 21131

Re: Petition for Variance
Case No. 02-364-A
Property: 8 Glenberry Court

Dear Dr. & Mrs. Aghazarian:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Paul Lee, P.E.
Century Engineering, Inc.
32 West Road
Towson, MD 21204

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8 Glenberry Ct. 21131

which is presently zoned Residential

RC-2 & RC-4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 of the BCZR to permit a height of 33'± for an accessory structure (bath house & garage) in lieu of the required 15' and to amend the previously approved plan in Case No. 93-203A.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) To be addressed at the Hearing.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

PAUL LEE - CENTURY ENGR, INC.
Name - Type or Print

Paul Lee
Signature

32 WEST ROAD 410-823-8070
Address Telephone No.

TOWSON MD 21204
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Case No. 02-364-A

9/15/98

Legal Owner(s):

Dr. Sarkis Aghazarian
Name - Type or Print

S. Aghazarian
Signature

Mrs. Susan Aghazarian
Name - Type or Print

Susan T. Aghazarian
Signature

8 Glenberry Ct. 410527-0940
Address Telephone No.

Phoenix MD 21131
City State Zip Code

Representative to be Contacted:

PAUL LEE - CENTURY ENGR, INC.
Dr + Mrs. Sarkis Aghazarian
Name

8 Glenberry Ct. 410527-0940
Address Telephone No.

Phoenix MD 21131
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By JRF Date 3/5/02

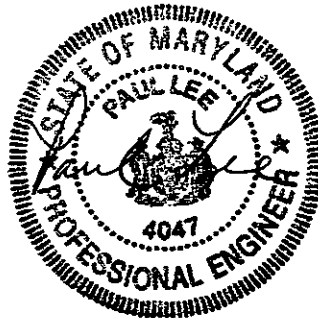
32 West Road
Towson, MD 21204

**#8 GLENBERRY COURT
PROJECT # 22034.00
10TH ELECT. DIST. BALTIMORE CO., MD**

BEGINNING FOR THE SAME at a point located on the North side of Glenberry Court, said point also being located Westerly 1,592'± from the center of Old York Road; thence running with and binding on said North side of Glenberry Court the three following courses and distances: 1) S59° 19' 53" W - 30.00', 2) By a curve to the left with a radius of 550.00' for an arc length of 306.20', and 3) S27° 26' 00" W - 45.96', thence leaving said North side of Glenberry Court and continuing for the five following courses and distances: 4) N64° 46' 00" W - 245.00', 5) N06° 51' 45" W - 655.99', 6) S58° 58' 00" E - 330.00', 7) S46° 58' 00" E - 270.00', and 8) S30° 40' 07" E - 146.00' to intersect the North side of Glenberry Court and said point of beginning.

Containing 5.144 acres of land more or less.

Wfile\Login2\Land-Dev\LD02\desc\GlenberryCourt-pl-2-26-02



364

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **11115**

DATE 3-5-02 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

Sri-krishna Azhagahrian

8 Glenbury St.

ITEM # 304

FOR:

01 - VARIANCE

TAKEN BY: JRF

PAID RECEIPT

PAYMENT ACTUAL TIME
3/05/2002 3/05/2002 11:31:01

REF. 0006 CASHIER KIM KIM DEWICK

>> RECEIPT # 070570

Dept. 5 528 ZONING VERIFICATION

CR NO. 011115

Recpt Tot 50.00

50.00 OK .00 CA

Baltimore County, Maryland

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-364-A

8 Glenberry Court

NS of Glenberry Court, 1592' W +/- centerline of Old York Road

10th Election District - 3rd Councilmanic District

Legal Owner(s): Dr. & Mrs. Sarkis Agiazarian

Contract Purchaser: Paul Lee

Variance: to permit a height of 33 feet +/- for an accessory structure (bath house and garage) in lieu of the required 15 feet and to amend the previously approved plan in case number 93-203-A.

Hearing: Wednesday, May 22, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/035 May 2

C535561

CERTIFICATE OF PUBLICATION

5/3/ 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/2/ 2002

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE. Case No.: 02-364-A

Petitioner/Developer: % PAUL LEE, ETAL

Date of Hearing/Closing: 5/22/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #8-GLENBERRY COURT

The sign(s) were posted on 5/2/02
(Month, Day, Year)

Sincerely,

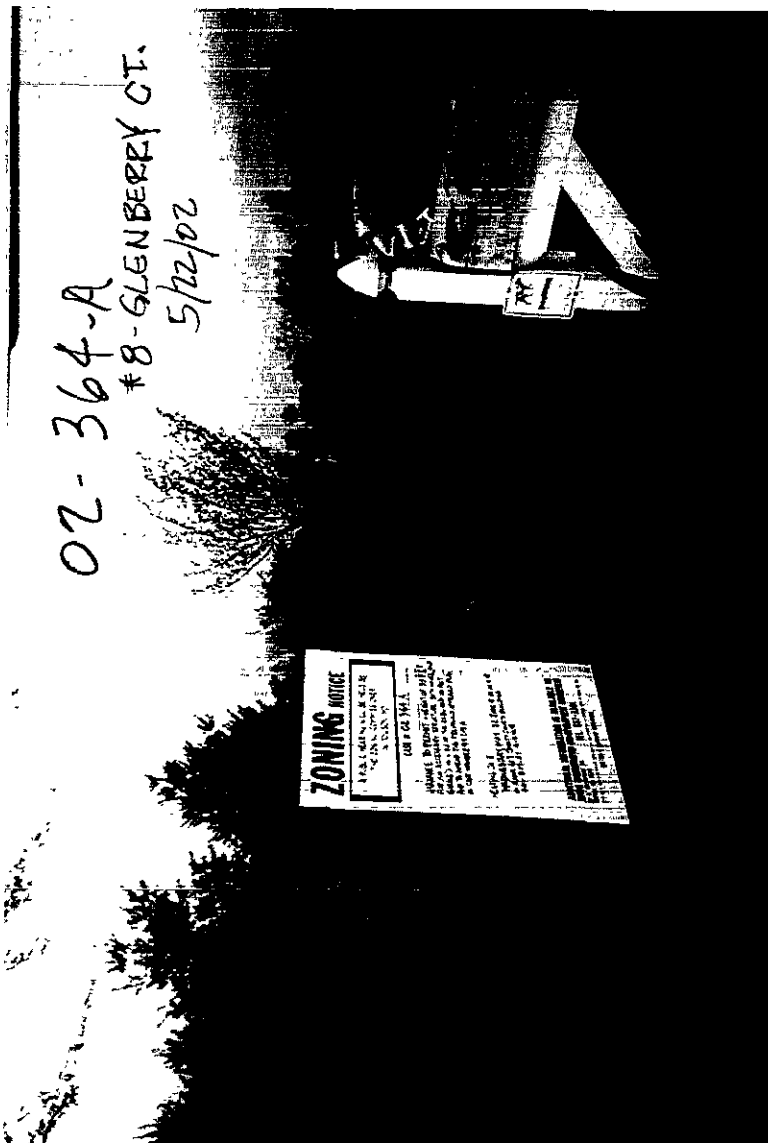
Patrick M. O'Keefe 5/4/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number #364
Petitioner SARKIS AGHAZARIAN
Address or Location #8 GLENBERRY CT

PLEASE FORWARD ADVERTISING BILL TO

Name SARKIS AGHAZARIAN
Address 8 GLENBERRY CT
PHOENIX, MD-21131
Telephone Number 410-527-0940

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 25, 2002 Issue – Jeffersonian

Please forward billing to:
Sarkis Aghazarian
8 Glenberry Court
Phoenix MD 21131

410 527-0940

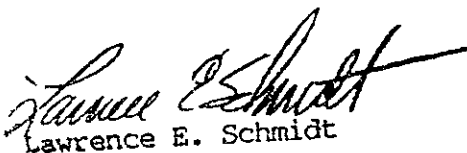
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-364-A
8 Glenberry Court
N/S of Glenberry Court, 1592' W +/- centerline of Old York Road
10th Election District – 3rd Councilmanic District
Legal Owner: Dr. & Mrs. Sarkis Aghazarian
Contract Purchaser: Paul Lee

Variance to permit a height of 33 feet +/- for an accessory structure (bath house and garage) in lieu of the required 15 feet and to amend the previously approved plan in case number 93-203-A

HEARING: Friday, May 10, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G72
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 26, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-364-A

8 Glenberry Court

N/S of Glenberry Court, 1592' W +/- centerline of Old York Road

10th Election District – 3rd Councilmanic District

Legal Owner: Dr. & Mrs. Sarkis Aghazarian

Contract Purchaser: Paul Lee

Variance to permit a height of 33 feet +/- for an accessory structure (bath house and garage) in lieu of the required 15 feet and to amend the previously approved plan in case number 93-203-A

HEARING: Friday, May 10, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDZ
Director

C: Dr. & Mrs. Sarkis Aghazarian, 8 Glenberry Court, Phoenix 21131
Paul Lee, Century Engineering Inc, 32 West Road, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 25, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 02, 2002 Issue – Jeffersonian

Please forward billing to:
Sarkis Aghazarian
8 Glenberry Court
Phoenix MD 21131

410 527-0940

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-364-A
8 Glenberry Court
N/S of Glenberry Court, 1592' W +/- centerline of Old York Road
10th Election District – 3rd Councilmanic District
Legal Owner: Dr. & Mrs. Sarkis Aghazarian
Contract Purchaser: Paul Lee

Variance to permit a height of 33 feet +/- for an accessory structure (bath house and garage) in lieu of the required 15 feet and to amend the previously approved plan in case number 93-203-A

HEARING: Wednesday, May 22, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDS
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 3, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-364-A

8 Glenberry Court

N/S of Glenberry Court, 1592' W +/- centerline of Old York Road

10th Election District – 3rd Councilmanic District

Legal Owner: Dr. & Mrs. Sarkis Aghazarian

Contract Purchaser: Paul Lee

Variance to permit a height of 33 feet +/- for an accessory structure (bath house and garage) in lieu of the required 15 feet and to amend the previously approved plan in case number 93-203-A

HEARING: Wednesday, May 22, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDL
Director

C: Dr. & Mrs. Sarkis Aghazarian, 8 Glenberry Court, Phoenix 21131
Paul Lee, Century Engineering Inc, 32 West Road, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 02, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 16, 2002 .

Dr. and Mrs. Aghazarian
8 Glenberry Court
Phoenix, MD 21131

Dear Dr. and Mrs. Susan:

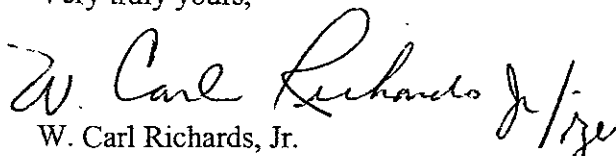
RE: Case Number: 02-364-A , 8 Glenberry Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/5/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c:

Paul Lee Century Engineer, Inc. 32 West Road Towson, MD 21204
People's Counsel

Come visit the County's Website at www.co.ba.md.us




BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 17, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *March 25, 2002*
Item Nos. 360, 361, 362, 363, 364, 365,
366, 367, 368, 369, 370, 371, 372, 373,
375, 376 and 377

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 18, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 18, 2002

Item No.: 360-366, 368, 370-377

Dear Ms. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *qbs / RBT*
DATE: April 16, 2002
SUBJECT: Zoning Item 364
Address 8 Glenberry Court

Zoning Advisory Committee Meeting of 3/18/02

Additional Comments:

Soil Evaluations may be required prior to building permit approval.
Contact GWM for more information.

Reviewer: Sue Farinetti

Date: 4/16/02

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TCT*

DATE: April 16, 2002

Zoning Advisory Committee Meeting of March 18, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS

360, 361, 362, 365, 366, 367, 369, 370, 371, 372, 373, 375, 377

Waiting on AG Comments for #364, 368

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS KBT*

DATE: April 25, 2002

Zoning Advisory Committee Meeting of March 18, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

360, 361, 362, 365, 366, 367, 369, 370, 371, 372, 373, 375, 377

No AG Comments for #364, 368

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 29, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

MAR 29

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-362, & 02-364, 02-367, 02-387, 02-391,
and 02-393

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Lynn T. Harkness

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.15.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 364

JRF

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

1-✓

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

RE: PETITION FOR VARIANCE
8 Glenberry Court, N/S Glenberry Ct,
1592' +/- W of c/I Old York Rd
10th Election District, 3rd Councilmanic

Legal Owner: Dr. Sarkis Aghazarian & Mrs. Susan
Aghazarian
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-364-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Paul Lee, 522 Holden Road, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN

R.C. 4

R.C. 2

R.C. 4

R.C. 2

364

N-85,000

N-518,000

N-84,000

NE 22 B

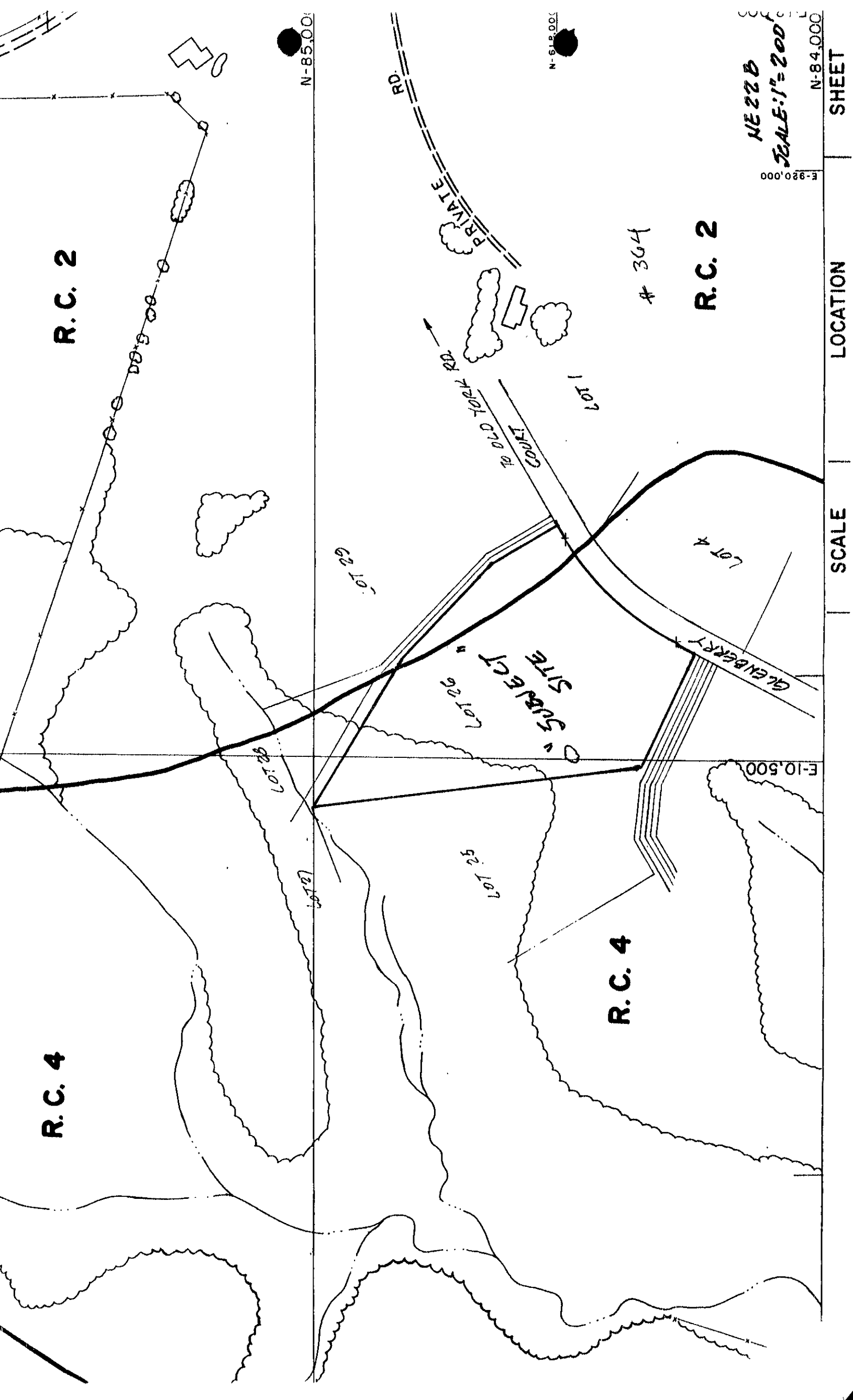
SCALE: 1" = 200'

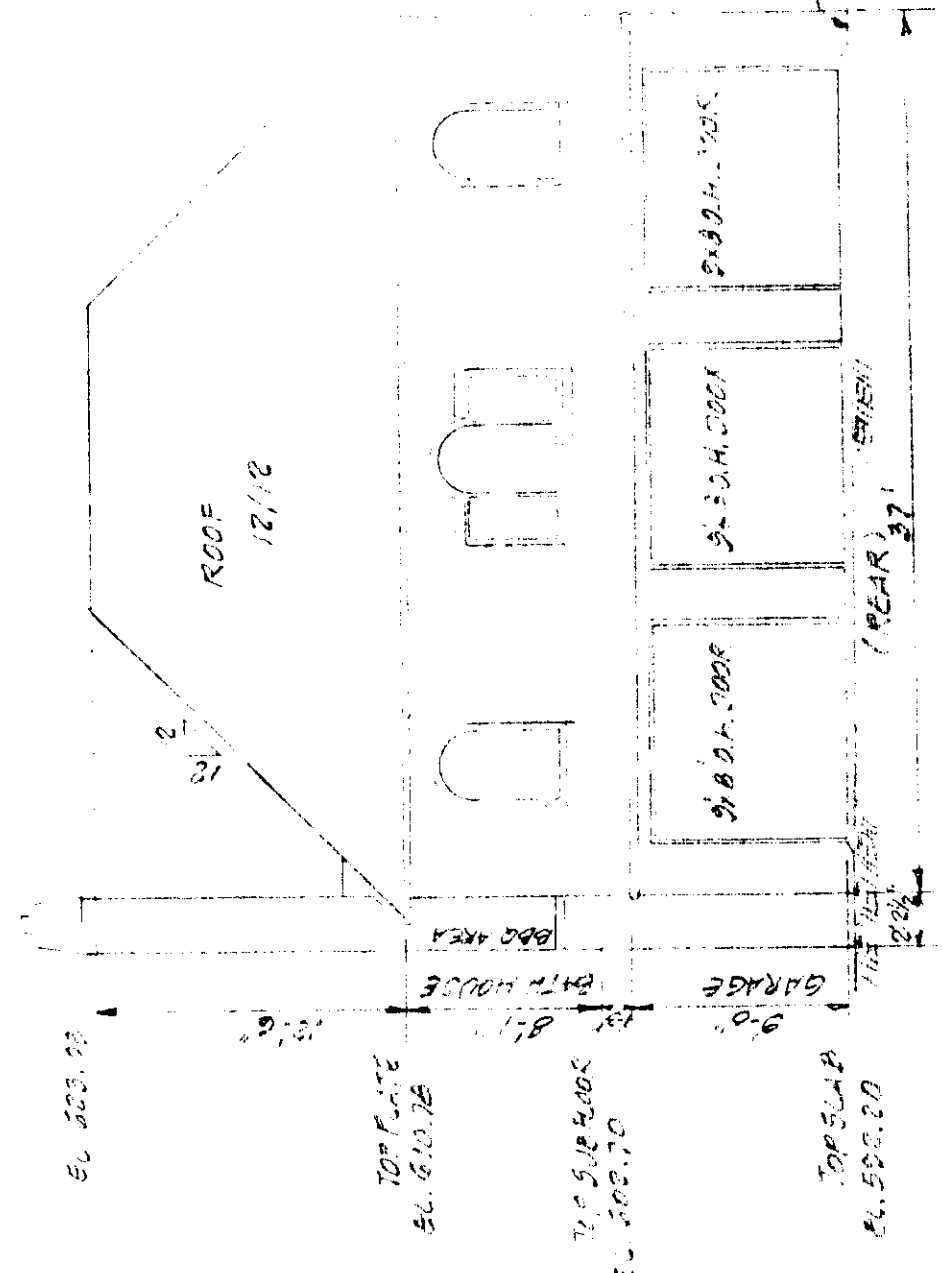
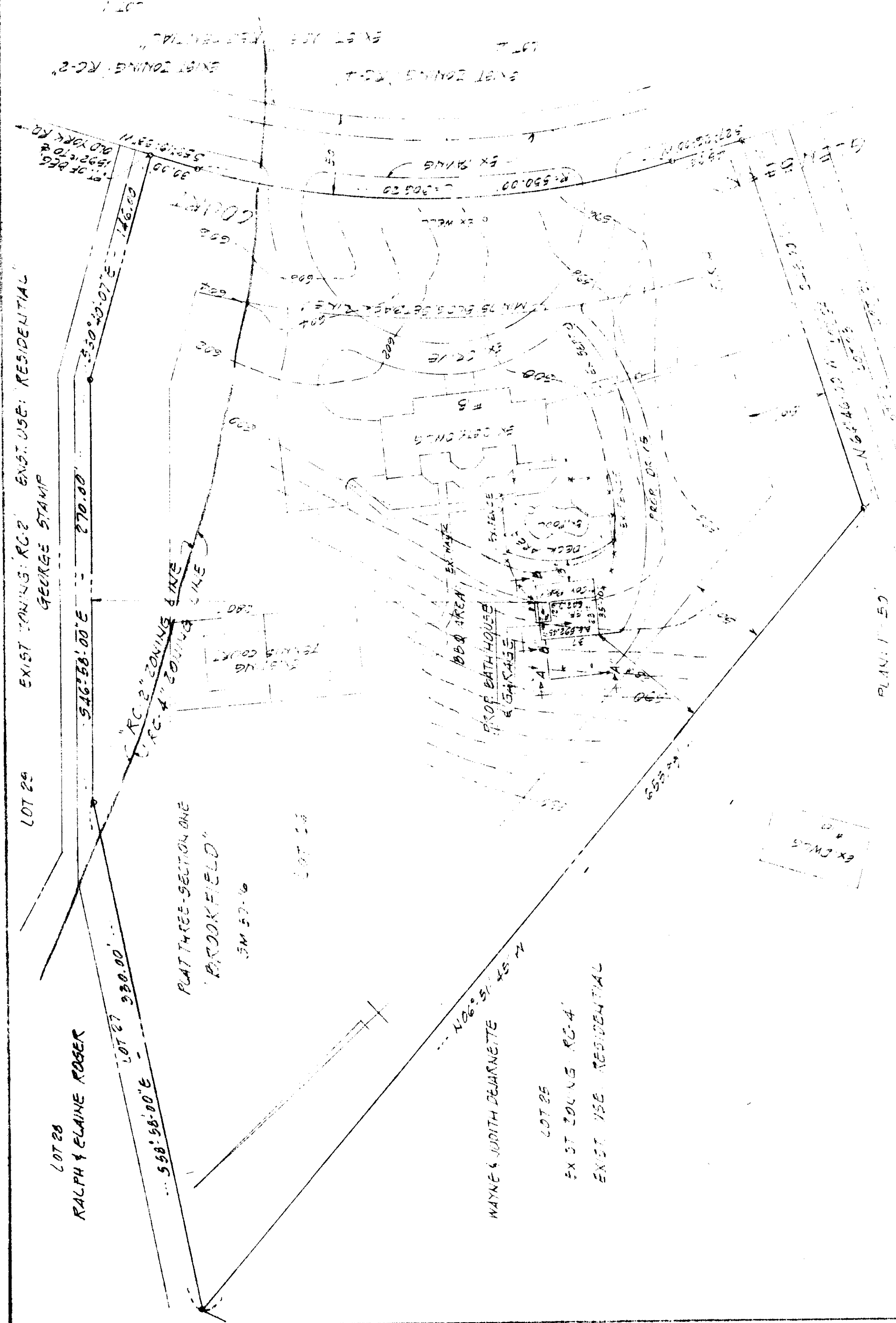
E-920,000

SCALE

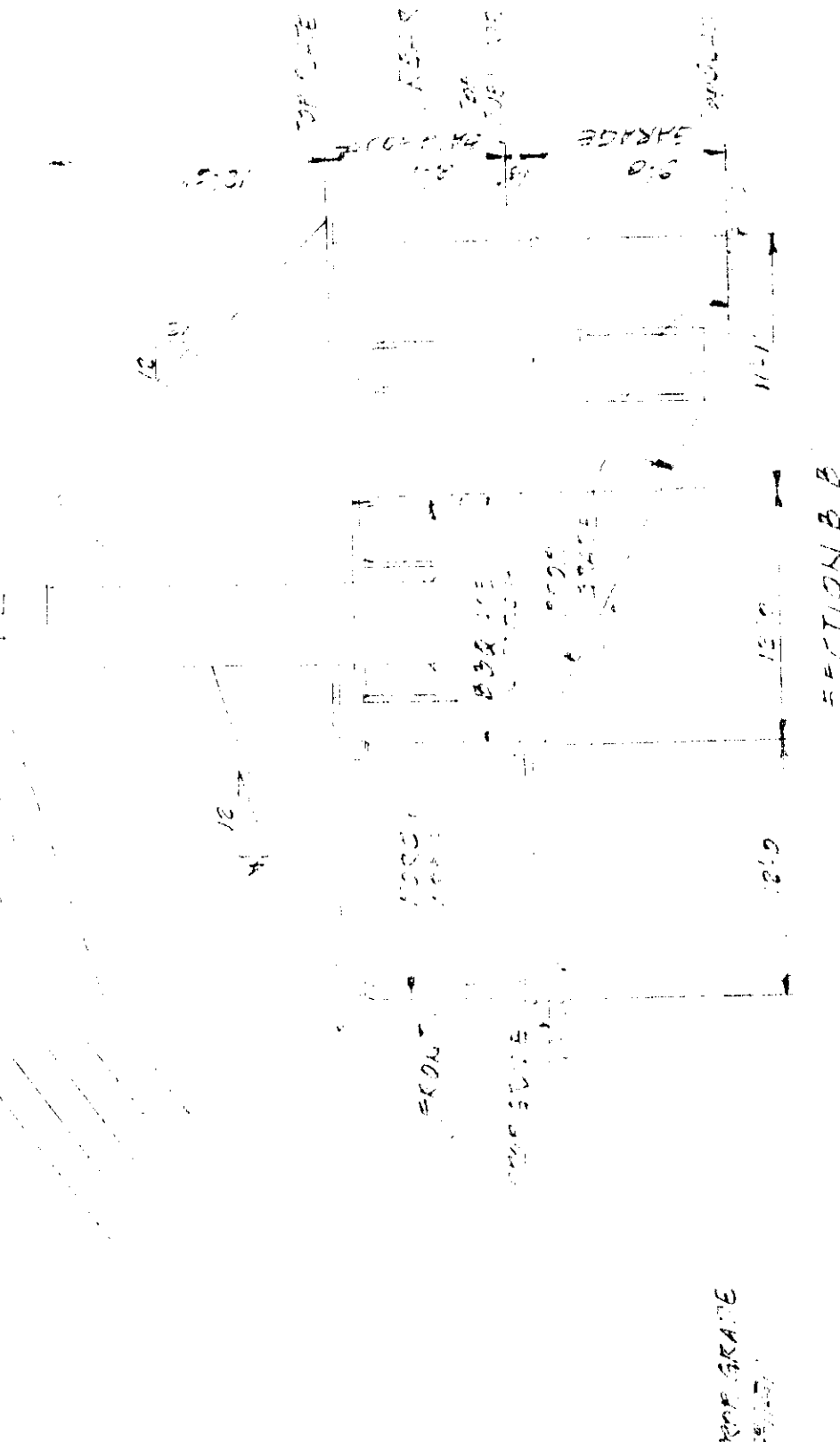
LOCATION

SHEET

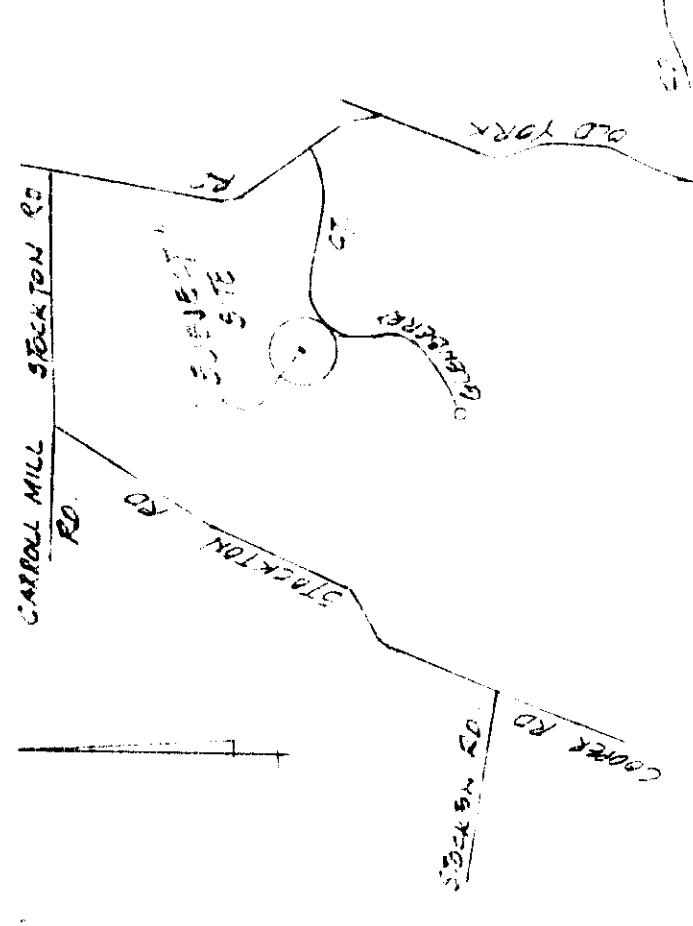




SECTION A-A: GARAGE ENTRANCE
SCALE: 1/8" = 1'-0"



SECTION B-B
SCALE: 1/8" = 1'-0"



LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. EXISTING ZONING: RC-2.
3. EXISTING USE: RESIDENTIAL.
4. PROPOSED USE: RESIDENTIAL.
5. PROPOSED BATHHOUSE.
6. PROPOSED GARAGE.
7. PROPOSED STAIRS.
8. PROPOSED ROOF.
9. PROPOSED FLOOR.
10. PROPOSED WALLS.
11. PROPOSED FOUNDATION.
12. PROPOSED UTILITIES.
13. PROPOSED LANDSCAPE.
14. PROPOSED SITEWORK.
15. PROPOSED CONSTRUCTION.
16. PROPOSED MAINTENANCE.
17. PROPOSED OPERATION.
18. PROPOSED DEMOLITION.
19. PROPOSED REPAIRS.
20. PROPOSED IMPROVEMENTS.

Pet Lx #1

PLAT 1: THE PROPOSED BATHHOUSE

FOR

VARIATION

PLAT 2: THE PROPOSED GARAGE

PLAT 3: THE PROPOSED STAIRS

PLAT 4: THE PROPOSED ROOF

PLAT 5: THE PROPOSED FLOOR

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STATE OF MARYLAND

PROFESSIONAL ENGINEER

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